

**MINUTES
VILLAGE OF LAKE PARK
PLANNING BOARD
3801 LAKE PARK ROAD, LAKE PARK, NC
SEPTEMBER 20, 2016**

Planning Board Members Present: Jonathan McDaniel, Heather Rodney and Rob Bowlin.

Attorney: Ken Swain

Zoning Administrator: Cheri Clark

Call to Order: Chairman Jonathan McDaniel called the September 20, 2016 meeting to order.

Pledge of Allegiance: Chairman Jonathan McDaniel led the Pledge of Allegiance.

Public Comments: There was no public comment.

Approval of Minutes: Heather Rodney made the motion to approve the July 19, 2016 Planning Board minutes as presented. Rob Bowlin seconded the motion. Vote – Unanimous.

Changes to the Agenda: No changes to the agenda.

Sidewalks: Cheri Clark shared that per the Planning Board's request, she has worked with Vagn Hansen to draft the proposed changes to the Sidewalks.

9.6(F) Sidewalks

- (1) All new streets shall be constructed with pedestrian sidewalk on both sides of the street.
- (2) The development of a vacant lot or the redevelopment of a previously developed lot shall require the installation of pedestrian sidewalk along all public rights-of-way adjacent to the site if not fully in place at the time of development or redevelopment.
- (3) The expansion or alteration of any structure or site that increases the size of the structure or parking area by greater than 25%, or where such improvements exceed 10% of the value of the structure (for structural improvements) or land (for site improvements) shall require the installation of pedestrian sidewalk along all public rights-of-way adjacent to the site if not fully in place at the time of such expansion or alteration. When calculating the size or Value of improvements, all improvements to structures or ancillary site features on a property made or proposed after the effective date of this provision shall be cumulative.

(4) All pedestrian sidewalk and multi-use paths shall be constructed to NCDOT standards in effect at the time of development or redevelopment for the particular type of facility.

After reviewing the proposed language, the board expressed concern about the proposed text amendment change for Article 9, Section 9.6(F) (3). The board wants to avoid a situation where a structural change that enhances the value of the residence property creates the need to install sidewalk if nothing is currently in place adjacent to the home. There are areas where one side of a street has sidewalks but the other does not. The other concern is about the application of the requirement to one side of the street but not to the other because the benefit of that infrastructure is already in place. The Board also expressed concerned about "redevelopment" when it involved use of a lot where a structure was already in place but had to be torn down and rebuilt for something like a fire or other substantial damage. .

Board Comments: There were no Board comments.

Setting Agenda for Next Month's Meeting: Keep the same Agenda for October 18th meeting.

Adjourn: Rob Bowlin made the motion to adjourn. Heather Rodney seconded the motion.
Vote – Unanimous.

Respectfully Submitted,



Cheri Clark
Village Administrator

